

FREQUENTLY ASKED QUESTIONS

SERVER FARMS

1. QUESTION: We plan to put NMCI in essentially a warehouse that has slightly less than the required area unused right now. The facility has a higher floor elevation with loading docks outside, but floor is slab on grade. Will this facility work for a server farm?

ANSWER: As PEO-IT WASHINGTON DC 111521Z JUL 01 notes, the area published is the net area and frequently the gross area required is higher than that number. Many times there are columns that must be worked around (offsets), interior ramps and other obstructions that add to the total area, required. We usually should start out with a little extra rather than a little short.

2. QUESTION: To make 80% of floor raised is quite a cost. Is raised floor required to be provided by NMCI contractor or us?

ANSWER: Strike Force will build the raised floor if there isn't any already there. They usually build it 18 – 24 inches high. Since they are installing it, they can decide where it is best to install it when they do their design for build out.

3. QUESTION: Do all NMCI spaces have to be contiguous? (PEO IT WASHINGTON DC 111521Z JUL 01 paragraph (4) states, "For planning purposes, server farms require contiguous, net useable space as listed below...") Does this apply to just the server farm? Or do we have to provide a single space with sufficient area for the server farm, administrative spaces, and warehouse spaces?

ANSWER: Server farms are comprised of communications and electronic data storage equipment along with a considerable amount of support equipment. This equipment needs to be located in a contiguous area. Normally the server farm is all incorporated in one room. Occasionally, the server farm can be in 2 separate rooms, one including the electronics and one including the mechanical equipment and UPS. These 2 rooms would need to be close to each other. The PEO IT message allows a 50-foot separation between these 2 rooms. The server farm should be located as close as possible to the existing communications fiber/cable plant backbone. It is desirable to have each of the support facilities (permanent administration, temporary administration, permanent warehouse, and temporary warehouse) to be contiguous spaces. However, the administrative space should be located as close as possible to the server farm, preferably within walking distance. The warehouse should at least be within a convenient commuting distance, such as 5 minutes driving time.

WAREHOUSES

1. QUESTION: The building we propose as a warehouse now has no AC, no drop ceiling, really no interior walls except for a few small offices that used to have window AC units. It is chopped up with fenced, material areas.

ANSWER: No AC, no walls, no drop ceiling is ok with a caveat. When the government is providing warehouse space intended for admin space, it may not meet the intent of the contract. Ideally, we provide them with admin space that is in areas with drop ceilings, etc. They come and install systems furniture. If you don't have any space like that for admin space then we can look at what you have.

2. QUESTION: The building proposed for a warehouse has loading dock access, but 25 ft ceiling only occurs at the centerline of the pitched roof. On the sides and through the roll-up doors, the height is lower than 25 ft, how hard is this 25 ft requirement for ceiling height in warehouses?

ANSWER: In the warehouse, less than 25-foot ceilings is ok; however, the area must be increased to make up for the loss of stacking to that height. If the ceiling height were 12 feet for instance, then the area would be approximately doubled because of the lower height.

3. QUESTION: Can the permanent warehousing space be located 5 minutes from the server farm?

ANSWER: The warehouse should at least be within a convenient commuting distance, such as 5 minutes driving time.

ADMIN AREAS

1. QUESTION: Based on NMCI contractor's responsibility to build out interior, should we just gut an entire server area NMCI needs? Should we go in and construct the required office space?

ANSWER: Existing admin space in the warehouse is ideal for the temporary admin if the area matches. They really don't want to put much investment in the temp facilities. ISF needs to accept the offered spaces before you invest much in fixing up the building.

POINT OF PRESENCE

1. QUESTION: What is a Point of Presence?

ANSWER: A Point of Presence is a limited sized facility that acts as a router, transferring information between the desktop computers on a remote facility with the servers located at a server farm, potentially on another base.

2. QUESTION: Do paragraphs 01.1, 01.2, and 01.3 of the draft ISF Facilities Standards Handbook apply to facilities not receiving server farms?

ANSWER: No. Those paragraphs apply only to facilities receiving server farms. Facilities receiving Points of Presence can find the space requirements in paragraph 01.4.

POWER

UTILITIES (Other than Power)

1. QUESTION: The building we propose as the server farm has sufficient pressure for drinking water, but not enough for fire suppression. Who is responsible for providing the additional pressure?

ANSWER: The base is responsible for supplying utilities in sufficient quantities for NMCI.

HAZMAT

1. QUESTION: Our environment folks will double check any asbestos and lead paint issues, I don't think there are any asbestos issues, but lead paint probably does exist in the facility we propose for the server farm. Who would be responsible for removing this material?

ANSWER: Hazmat is the responsibility of the government to remove when needed. ISF can identify areas that they will need HAZMAT removed or abated.

2. QUESTION: ISF will be installing cables and computers in several admin buildings throughout the base. Who is responsible for removal of HAZMAT in non-server farm areas?

ANSWER: Situations concerning asbestos contamination during installation of the communications cable downstream of the server farm are to be addressed in one of three ways:

1. The contractor is to avoid disturbing asbestos as much as possible. This may require extensive conduit runs outside the building or mounted on the interior walls. The base should review the contractor's proposal for cable runs and

ensure they avoid asbestos contaminated areas to the maximum extent possible.

2. In instances where the contractor needs to drill through items like walls or floor tile containing asbestos, the contractor is to perform this work in accordance with local, state, and Federal requirements at no cost to the Government.
3. Were it is impossible to avoid asbestos, the Government must remediate all friable asbestos prior to the contractor performing his installation.

OFFER PROCESS

1. QUESTION: Who decides if our facilities are unsuitable or not? What if ISF doesn't like what we can offer? Those that we can offer are scheduled to be demolished and will require significant repair dollars to achieve minimum standards, and will cause unacceptable future maintenance costs unless significant additional investments are not made?

ANSWER: ISF makes a survey and does an evaluation and then they decide if the facility meets their criteria for construction. It sounds like your candidates are not adequate buildings for offer. You should balance the cost of upgrade with the need to look for better buildings to be offered.

2. QUESTION: When the ISF visits, will we walk away with definite guidance and requirements that we can execute?

ANSWER: ISF will discuss what they have seen with the base during an out brief before they leave the site. Normally, the evaluation report and acceptance of the facilities comes a few weeks later.

CONSTRUCTION

1. QUESTION: As I mentioned, a significant number of our buildings are older, and do not meet current codes. What do we do if we have no suitable facilities available?

ANSWER: We don't have a good opinion for not providing adequate facilities. Please search further and find an acceptable candidate.

MISC

1. QUESTIONS: If we have a facility that partially meets their requirements, who is required to modify the building?

ANSWER: It depends on what element is missing. The Government is responsible for items such as asbestos removal and provision of electric power to the building. ISF is responsible for supplying generators, additional air conditioners, build-out of the interior, etc.

2. QUESTION: If the space we have available for admin or warehousing space requires alteration, who is responsible for the alterations? Is the Navy required to invest money to bring facilities up to current Code requirements? It is clear that the server farm build-out is a contractor responsibility and that all we provide is a shell with power and any existing AC, but the warehouse and admin spaces do not appear as clear.

ANSWER: The Navy is responsible for providing adequate spaces, including server farm spaces. The facilities should meet all current code requirements for their current use. The admin space should already have drop ceilings. For temporary admin, the spaces should be ready to use. In the warehouse, if ISF is given a portion of the warehouse, typically all they do is install security screen for their storage.

3. QUESTION: What specifically does “build-out” and “fit-up” mean?

ANSWER: Build-out includes the construction to turn the space into a server farm. It includes walls, raised flooring if there isn’t any, FM 200 under floor fire suppression system, etc.